

# CHARLES ORLEBAR

Estate Agents & Auctioneers



1 Heatherbrea Gardens, Rushden, Northamptonshire, NN10

Offers In Excess Of £600,000





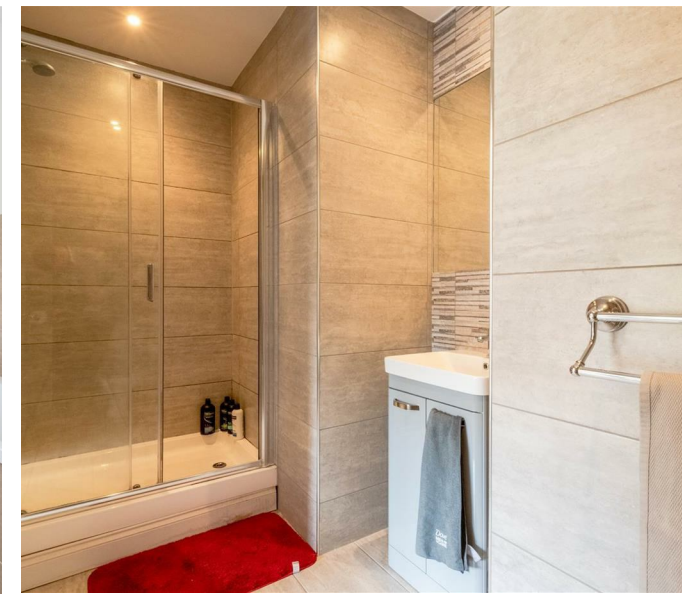
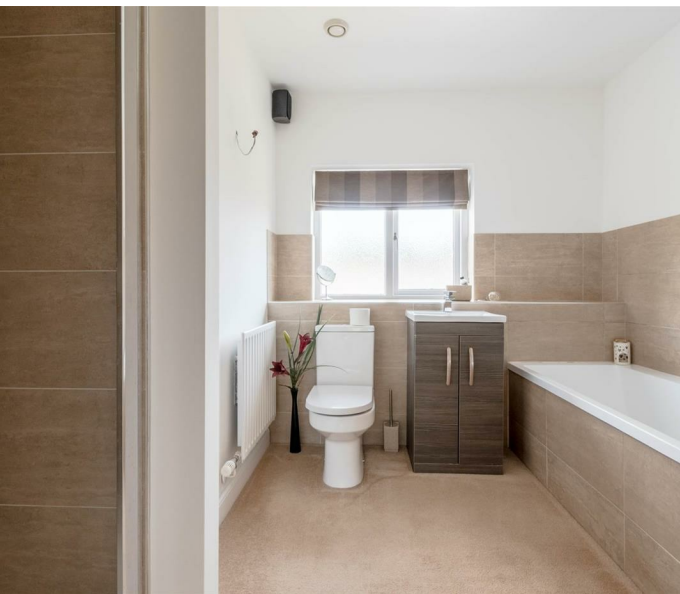
# 1 Heatherbreea Gardens

Rushden, NN10 6EH

- 4 Double bedrooms
- Cinema room & games room
- Open plan Kitchen/family room
- Quiet & sought after location
- 3 En-suites, family bathroom & w/c
- South/east facing garden
- 10 minute walk to Rushden lakes
- No chain!

**\*NO CHAIN\*** Charles Orlebar presents - An immaculately presented family home with the wow factor providing nearly 2,900 square feet of spacious accommodation! The current owners have remodelled and updated this gorgeous property from top to bottom including new carpets and flooring throughout, new internal doors and new bathrooms. Starting with the open plan kitchen/family dining area which is to the rear and overlooking the very private garden. the original kitchen has been replaced and new flooring complements all of this space, while the conservatory area now benefits from an insulated roof. There is a separate sitting room which is over 19 ft long and a separate home office/study as well. The wow factor continues with an incredible conversion of the double garage into a spectacular cinema room, leading onto a single storey extension which provides an additional games room currently used as a pool room and bar. Upstairs, all 5 bedrooms are doubles, although the 5th bedroom is currently configured as a dressing room and there are three stunning ensuites. Outside, the block paved driveway (another upgrade) provides parking for several cars, and the very private rear garden benefits from a decked area for summer barbecues, alongside a grassed area for young children to play on. Located in this sought after cul de sac within 10 minutes walk of Rushden Lakes, there also excellent rail and road networks - Wellingborough station is under 15 minutes drive (trains to London approx 50 minutes) and the A45 provides access to A14/M1/M6 and A1. Take a look round with George's video tour and call Liz or George to book your viewing.



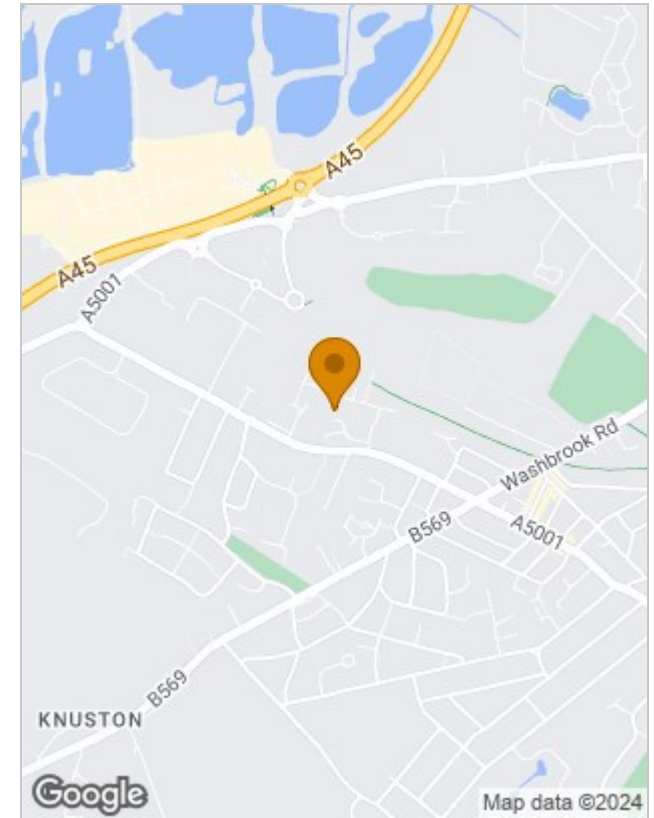




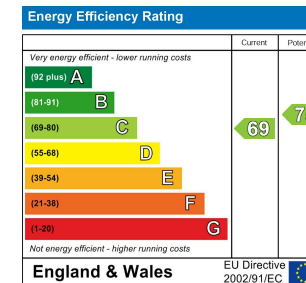
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band:** F  
North Northants District Council

**Tenure:** Freehold

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.